

2019 Clinton County Ratio Study Narrative

General Information

County Name: Clinton County

Person(s) Performing Ratio Study: Dana Myers / Brian Thomas

Contact Information: Karen (765) 659-6315 / Brian (765) 210-1804

Vendor Name (If Applicable): TAPCo – Brian Thomas

Sales Window: 1/1/2018 to 12/31/2018

The Clinton County 2019 Ratio Study is established according to the 2019 Ratio Study Guidance memorandum as well as the guidelines within the IAAO Standard on Ratio Studies. Sales used in this Ratio Study were determined by analyzing valid sales occurring from January 1, 2018, through December 31, 2018. Sales from previous year(s) were reviewed but economic changes in Clinton County as well as new protocols in the cyclical reassessment processes being introduced this year deemed current year's sales information appropriate to establish trending factors.

Groupings

In regards to **residential and agricultural** home sites, for the townships that could not support a study from sales within own township the following homogenous groupings were established. Many of the townships in the Clinton County areas rarely, if ever, generate enough sales to allow an effective ratio to be established, we offer the following additional reasoning for the groupings:

Group Twp1: This is Owen, Warren, Forest, Johnson, and Sugar Creek. These are all the same as they are the most rural outlying townships in Clinton County. These were also just updated as a process of Phase 1 of the most recent cyclical reassessment.

Group Twp2: This is Jackson and Kirklin. They are rural on the outer areas but have multiple major thoroughfares cutting throughout (i.e. US 421, St Rd 38, and St Rd 39) unlike the most rural townships in Twp1. Positive residual effects from Kirklin and Frankfort also effect this area.

Group Twp3: This is Washington and Madison similar by the positive effects of bordering Tippecanoe County as well as each having a populated area within its borders, Madison has Mulberry and Washington has the west side of Frankfort.

Group Twp4: Michigan Township

Group Twp5: Perry Township

Group Twp6: Ross Township

Group Twp7: Union Township

Group Twp8: Center Township

- Residential Improved parcels: appropriate analysis is included
- Residential Vacant parcels: insufficient valid sales to analyze

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In regards to **commercial and industrial** properties, the valid sales available were reviewed by township and even analyzing within the residential study groupings. A significant number of sales were not generated nor could be effectively used in producing a valid study to be established.

- Commercial Vacant parcels: insufficient valid sales within this property class to analyze
- Commercial Improved parcels: insufficient valid sales within this property class to analyze
- Industrial Vacant parcels: insufficient valid sales within this property class to analyze
- Industrial improved parcels: insufficient valid sales within this property class to analyze

AV Increases/Decreases

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.

Property Type	Townships Impacted	Explanation
Commercial Improved	Center Twp	Industrial Park Growth
Commercial Vacant		
Industrial Improved	Forest Twp	Bldgs removed
Industrial Vacant		
Residential Improved		
Residential Vacant		

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Cyclical Reassessment

The first (1st) phase of the cyclical reassessment program was performed in the following townships:

- Center (excluding Frankfort proper)
- Forest
- Johnson
- Michigan
- SugarCreek
- Warren

The land order update in Clinton County will occur during the fourth (4th) phase.

Comments

A new vendor started after the middle of the year as well as a new CAMA system being implemented this year, these two circumstances led to the perfect storm of some confusion in methodology and operations. The new vendor has set up a process to insure that the sales disclosures are validated in a timely manner without fear of sales chasing from here forward. For information purposes we will provide you with our sales disclosure verification process:

1. Once the sales disclosure comes in the sales disclosure deputy immediately prints a card so that none of the transfer or sales information appears on the PRC
2. Said PRC's are distributed to a data collector and a site inspection is completed with the following guidelines
 - a. Check the PRC for errors.
 - b. Factual (objective) errors are written in red
 - c. Any notes or comments that would be considered subjective in nature (or an opinion of the data collector) is written in pencil
 - d. When necessary ask questions of anyone home at the time of the inspection
3. The data collector then returns said PRC's to the sales disclosure deputy who will
 - a. Review the site inspection card,
 - b. Make any corrections to the PRC that are made in **red ink**
4. At this point the updated card will be given back to the data collector
 - a. To make whatever additional contact with buyer, seller, real estate agent, or Title Company is necessary to appropriately evaluate if the sale is valid or invalid for trending purposes.